

**MINUTES OF THE REGULAR BUSINESS MEETING OF THE
GRANTSVILLE CITY COUNCIL, NOVEMBER 17, 2004. HELD AT
GRANTSVILLE CITY HALL, 429 E. MAIN, GRANTSVILLE, UT 84029**

Mayor and Council Present: Mayor Byron Anderson; Council Members: Robin Baird, Wayne Butler, Todd Castagno, Kyle Matthews, and Paul Rupp.

Appointed Officers and Employees Present: City Recorder Wendy Palmer, Attorney Ronald Elton, and Planning Commission Member Rebecca Peterson.

Citizens and guests present: Mary Ruth Hammond (press), Joe Cange, Carrie Condon, Brian and Nikki Morris, Joe Cange.

PUBLIC HEARINGS:

a. Consideration of proposed amendment to the General Plan Future Land Use Map for Phase 4 – Palomino Ranch on North Cooley Street from Residential 2 to Residential 1:

Joe Cange represented himself in this requesting giving the Mayor and Council the following reasons to grant the change:

1. This amendment is in concert with the General Plan statement that “ The goals of the City or formulated to increase the safety, welfare and quality of life of its existing and future residents” because this will be a continuation of the high-quality development to the east.
2. This amendment is in concert with the “Mission” section of the General Plan which states that, “The Plan requires that new development be fiscally responsible...” because this development will use the new northwest interceptor line thus helping amortize the substantial investment that Grantsville City made in construction of this sewer line.
3. This amendment is in concert with the General Plan goal to “Encourage Development within areas of the City where required infrastructure already exists: because upon completion of the remaining lots in Palomino Ranch all service are to the property, including road, power, telephone, gas, water, and sewer.
4. This amendment is in concert with the General Plan goal to “Provide opportunities for the keeping of animals within the City” because the one-acre minimum lot size will allow for the keeping of animals.
5. This amendment is in concert with the General Plan statement “ As a guide, higher residential densities will be generally provided within the Main Street Corridor, with densities generally decreasing as the distance from the Main Street Corridor increases” because this land adjoins the existing Palomino Ranch and the five acres contiguous to the north.

Mr. Cange continued by stating his opinion that the opening of Wal-Mart distribution center there will be a need for this type of quality rural development. An important adjunct to the distribution center will be promoting the residential growth to support the employment growth that the distribution center will bring. This proposed development which is a continuation of the existing Palomino Ranch will help fill the need for housing and, additionally, help foster the rural atmosphere of Grantsville City. There is an imminent need for one-acre and larger lots in the community. This is one of the few areas suited for larger lots. This amendment received 100% support from the Planning Commission. Mr. Cange ended by asking for approval of his proposed amendment to the General Plan.

Todd asked Mr. Cange if this proposed amendment only extended directly west of Palomino Ranch. Mr. Cange stated yes. Mayor Anderson asked for any further comments. No further comments being offered, Mayor Anderson closed the public hearing at 7:06 p.m.

b. Zone change request for west end of Cherry Street from RR-1 to R1-21:

Brian Morris of 661 W. Cherry addressed the Council in reference to the proposed Zone change. Mr. Morris stated that he is now surrounded by R1-21 on the South and the North. Mr. Morris stated that his current zoning designation is RR-1 and should be changed to match the zoning around it.

Mayor asked for any further comment. No further comment being offered, Mayor Anderson closed the public hearing at 7:09 p.m.

c & d. Zone change request from RR-5 to RR-1 on Nygreen Street- Todd Castagno:

Todd explained that his intention is to be able to change the zone and divide lot #5 South Willow Small Major subdivision from a 5.64 acre parcel to two 2.82 acre parcels. Mayor Anderson asked for any further comments. No comments being offered the Mayor closed the public hearing at 7:13 p.m.

e. Consideration of amending the parking requirement Chapter 6 for Tooele County Housing Authority:

Attorney Elton explained that the current parking ordinance requires 2.5 parking spaces per apartment and the proposed change would reduce it to 2 spaces per apartment. Todd explained that his only comment was that this ordinance should apply across the board to all applicants. Attorney Elton stated that this is an ordinance change and would apply to anyone applying for a multiple housing project. Mayor asked for any further comment. No comment being offered, the Mayor closed the public hearing at 7:17 p.m.

f. Consideration of zone change form RM-7 to CN (Commercial Neighborhood) at 216 W. Apple Street:

Carrie Condon who is the applicant for this zone change addressed the Council concerning her plans for this property. Mrs. Condon stated that she would like to turn the home at 216 W. Apple into a daycare center. This home would not be a residence, only a daycare center. Mayor asked for any further comment. No further comment being offered, Mayor Anderson closed the public hearing at 7:20 p.m.

APPROVAL OF MINUTES: Todd made the motion to approve the minutes of 11-03-04 as grammatically corrected and addition of when Councilman Castagno arrived after the ordinance approvals. Paul seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF MINOR SUBDIVISIONS: Todd made the motion to table the minor subdivision approvals a-c. These minor subdivisions have not provided the amendments to their deeds as required by the Planning Commission. Paul seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF SETTING A PUBLIC HEARING FOR THE PROPOSED ZONE CHANGE FROM RR-5 TO R1-21 ALONG DURFEE AND

WORTHINGTON STREETS: Todd made the motion to set the public hearing for the zone change request from RR-5 to R1-21 on December 15, 2004. Robin seconded the motion. All voted in favor, motion carried.

APPROVAL OF BILLS: Wayne made the motion to approve the bills for payment. Todd seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF J. RUEBEN CLARK PARK MASTER PLAN – PAUL

RUPP. Rebecca Peterson presented the drawings of the proposed master plan of the entire J. Rueben Clark Park Property. Ms. Peterson was instructed to change the direction of the road that extends from the east driveway so that it sweeps further north before it turns west. Ms. Peterson dispersed a cost estimate for the upgrades. It was determined that the Council would need input from the committee as to the phasing possibilities. Paul made the motion to approve the general concept plan proposed with the road change as a beginning guideline for the J. Rueben Clark Property. Robin seconded the motion. All voted in favor, motion carried.

OTHER BUSINESS: Mayor Anderson talked about the possibility of using the franchise tax increase that the city will receive from Wal-Mart to fund the improvements of the J. Rueben Clark Park.

Kyle updated the Mayor and Council on the Christmas celebration. Kyle stated that 10 members of the Fire Department have volunteered to decorate the park by the fire station. Kyle stated that he has a tree that will come from Perry Skaug's home. Kyle has ordered games for the kids to play from Fun Services. Kyle stated that Mike Anderson from the Chamber of Commerce has been a tremendous help by paying for Santa and paying and providing the cookies and hot chocolate.

Mayor Anderson stated that he has chosen a committee to work out the details of the new fire station. Mayor Anderson stated that he has chosen Brent Marshall, Perry Skaug and Neil Critchlow. Mayor stated that he would follow through with the Old Lincoln Highway Park as well.

Wayne stated that he and the Mayor, and Joel along with representatives from Tooele County met to discuss the placement of the emergency generator. The new well that Tooele County drilled is not going to produce enough water to handle the Tooele County complex. It was their suggestion that the emergency generator be placed on a city well that has a higher pumping capacity. It was determined that the Generator be installed at the South Willow Well. It was discussed that the contract will need to be amended with Tooele County due to the low water flows from their new well. This well will not meet the Deseret Peak Complex needs so they will be dependent on Grantsville City's South Willow Well to fill the gap. Attorney Elton will review the contract and make his recommendations.

Wayne stated that the Arbon well is flowing at about 5 gallons per minute and they are happy. Center Street is almost complete. Wayne stated that he would like the Hale Street alignment to be on the next agenda to get this issue resolved.

Paul stated that the FFA is running slower than they expected for the completion of the J. Rueben Clark Fence. It is expected that they will be ready for powder coating the week after Thanksgiving.

Todd stated that he noticed that the speed has been reduced on SR 112 as you enter Grantsville City limits from 50 mph. to 35 mph. Todd informed the Council the Recorder Palmer has sent out the survey letters to the residents along Willow Street in hopes in obtaining a CDBG Grant for a sidewalk from Main the Durfee Street. Todd stated that he was contacted by Derek Ellis from Mountain Vista home and he has made an offer that if they pay their portion of the Water Bond off early that they would use the savings to add to the financing of the South Willow Estates Park. This needs to be an agenda item.

Robin stated that he has two things that he needs to bring up. One is that they need permission to run the gas line to the new concession stand at the Cherry Street Park. And the second issue is the use of the recreation center. Robin would like the Recreation Center on the next agenda for discussion of its use and utility cost.

Attorney Elton stated that he was contacted by DeAnn Christiansen concerning the city needing to spend the CDBG monies or apply for an extension. Recorder Palmer stated that this item is on the December 1st agenda and she has been in contact with CDBG as well.

ADJOURN: Paul made the motion to adjourn at 9:16 p.m. Robin seconded the motion. All voted in favor, motion carried.

Wendy Palmer, City Recorder

Byron Anderson, Mayor